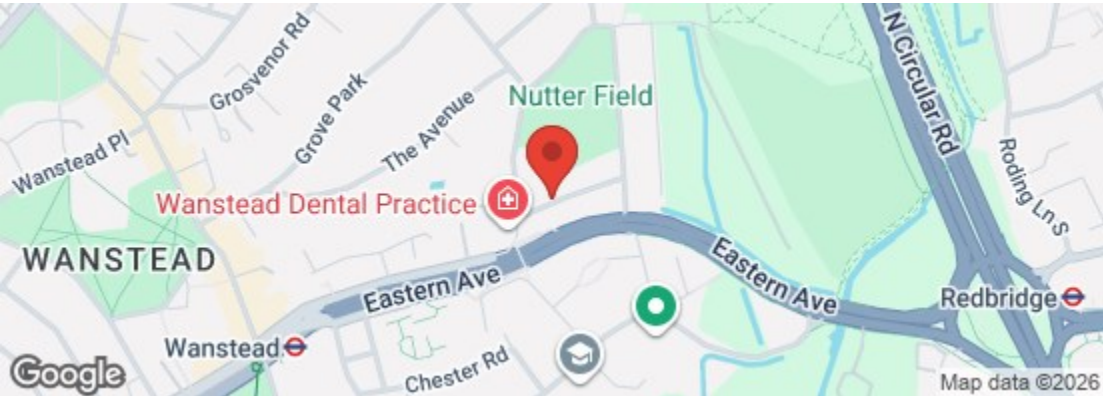




TOTAL FLOOR AREA : 1550sq.ft. (144.0 sq.m.) approx.  
Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.  
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Council: Redbridge | Council Tax Band: E | Floor Area: 1550.00 sq ft

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	



The Agent has not tested any apparatus ,equipment, fixtures and fittings or services and so cannot verify that they are in working order or fit for the purpose. A buyer is advised to obtain verification from their solicitor or surveyor.  
References to the tenure of a property are based on information supplied by the seller. The agent has not had the sight of the title documents. A buyer is advised to obtain verification from their solicitors.

CHURCHILL  
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Reydon Avenue, Wanstead, E11 2JD  
Offers In Excess Of £900,000 Freehold  
Bedrooms: 4 | Reception Rooms: 2 | Bathrooms: 2



Request a Viewing: 020 8989 0011

Email: wanstead@wearechurchills.co.uk





Churchill Estates present for sale this extended four bedroom end of terrace family home, set within close proximity to both Wanstead (0.3 miles) and Snaresbrook Central line stations (0.8 miles).

Offering spacious and well proportioned accommodation throughout, the ground floor comprises a vast entrance hall which leads into a large reception room with feature fireplace and a bright bay window to front, under stairs storage cupboard, ground floor W/C, useful utility room and an open plan kitchen/diner overlooking the rear garden with ample base and wall units.

The first floor consists of three generously sized double bedrooms, one having a three-piece en suite shower room and the other featuring built in wardrobe space and a bay window to front. There is also a good size single bedroom, large three-piece bathroom and in one of the bedrooms there is a staircase leading to an additional loft room with a skylight.

Further benefitting from double glazing throughout, attached garage, off street parking, gas central heating, potential to extend further (STPP) and is ideally located within close proximity to the ever popular Wanstead High Street with all its local cafes, restaurants and bars.

For further details or an appointment to view, please contact the office at your convenience.

Council Tax E

